



Planning and Transportation
301 W. Chestnut
Rogers, Arkansas 72756
479-621-1186
(FAX) 479-986-6896
www.rogersar.gov

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on April 19, 2016 at 4:30 p.m. on the application by Manuel Almaraz for a Conditional Use to allow Vehicle Sales and Service at 2002 S. 8th Street in the C-2 (Highway Commercial) zoning district at the following described location:

LEGAL DESCRIPTION:

TRACT A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING 1000 FEET SOUTH AND 40 FEET WEST OF THE NE CORNER OF SAID NE 1/4 OF THE NW 1/4 ON THE WEST RIGHT OF WAY OF HIGHWAY #71, THENCE SOUTH 01 DEGREES 04' WEST 165 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 17 SECONDS WEST 211.20 FEET; THENCE NORTH 01 DEGREES 04' EAST 165 FEET; THENCE SOUTH 87 DEGREES 53' 17" EAST 211.20 FEET TO THE POINT OF BEGINNING.

LAYMAN'S DESCRIPTION:

2002 S. 8th Street

Jim White, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY, April 4, 2016

BILL THE CITY OF ROGERS

CONDITIONAL USE PERMIT APPLICATION

NUMBER 16-69

APPLICANT NAME: Manuel Almaraz

ADDRESS: 1905 South K st Rogers, AR 72756

EMAIL: _____ PHONE: (479) 418-3519

PROPERTY OWNED BY: Derril Hickman

ADDRESS: 2002 S 8th st PHONE: _____

GENERAL LOCATION OF PROPERTY: _____

PRESENT USE: _____ ZONED: C-2

CONDITIONAL USE TO ALLOW: Used Tire shop

PARKING SPACES AVAILABLE: 10 HOURS OF OPERATION: 8-6

Manuel Almaraz
APPLICANT SIGNATURE

TO BE INCLUDED WITH APPLICATION:

- LEGAL DESCRIPTION OF PROPERTY
- LETTER FROM APPLICANT
- APPLICANT CERTIFICATION
- COPY OF ANY PROTECTIVE COVENANTS

IF APPLYING TO OPEN A DAY CARE, COMPLETE THE FOLLOWING:

NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME _____

PLANNING AUTHORITY PROVIDES:

PUBLIC HEARING DATE: 4/19/16 DATE FILED 3/31/16 APPLICATION FEE: \$ 100

PLANNING COMMISSION ACTION _____ DATE _____ PERMIT EXPIRES _____

OTHER INFORMATION: _____

MONEY
GRAM

04-1-16

I Manuel Almaraz would like to ask permission to run a used tire shop. The address is 2002 S 8th St it currently is a used car dealership. The hours of operation will be 8-6 Monday thru Saturday. I will keep tires clean and organized and dispose of them as they come. No hazardous materials will be used or traffic will be generated. I am hardworking and looking for a better chance and opportunity for myself and my family's future. Thank you

RMF-15B

C-2

C-2

C-4

C-2

C-4

WEST NEW HOPE ROAD

SOUTH 10th STREET

S. 9th ST.

C-4

Conditional Use Permit
Vehicle Sales and Service



SOUTH 8th STREET

C-4

I-2

C-2

RMF-12B

I-2

BEACON CIRCLE

NR

RMF-12B

C-2

C-2

C-2

I-1

W-O

WEST DYKE ROAD

RMF-12A

C-4

C-4

I-2

W. GREEN ACRES DR.

SOUTH 9th ST.

C-4



SOUTH 5th STREET

ACRES PL.

NR

WEST